

MINUTES OF THE REGULAR MEETING OF THE FAIRFAX COUNTY
REDEVELOPMENT AND HOUSING AUTHORITY

February 2, 2006

On February 2, 2006, the Commissioners of the Fairfax County Redevelopment and Housing Authority (FCRHA) met in the FCRHA Board Room, One University Plaza, 4500 University Drive, Fairfax, Virginia.

CALL TO ORDER

FCRHA Chair Conrad Egan called the meeting of the FCRHA to order at 7:08 p.m. FCRHA Commissioners present or absent for a portion or all of the meeting were as follows:

PRESENT

Conrad Egan
Martin Dunn
Willard Jasper
John Kershenstein*
H. Charlen Kyle
Elisabeth Lardner
John Litzenberger
Al McAloon*
Lee A Rau
Joan Sellers*

ABSENT

Ronald Christian

*Commissioner Kershenstein arrived at 7:44 p.m., during discussion of Item Number 5, Resolution Number 09-06. Commissioner Sellers arrived at 7:57 p.m., during discussion of Administrative Item Number 1, Resolution Number 11-06. Commissioner McAloon arrived at 8:04 p.m., during discussion of Administrative Item Number 1, Resolution Number 11-06.

Also present at the meeting were the following staff of the Department of Housing and Community Development (HCD): Paula C. Sampson, Director; Mary A. Stevens, Deputy Director; Harry Swanson, Deputy Director for Revitalization and Real Estate; Kristina Norvell, Director, HCD Office of Public Affairs; Curtis Hall, Director, Information Systems and Services; John Payne, Director, Real Estate; and Revitalization Division; Tom Armstrong, Development Officer, Design, Development and Construction Division (DD&C); Gordon Goodlett, Development Officer, DD&C; Steve Solomon, Director, Financial Management Division (FMD); Aseem Nigam, Director, Real Estate Finance and Grants Management Division (REFGM); Molly Norris, Housing Community Developer IV, REFGM; Barbara Silberzahn, Chief, Homeownership and Relocation Services; and Winifred A. Clement, FCRHA Assistant. Other Fairfax County staff in attendance: David Bobzien, County Attorney; Alan Weiss and David Stroh, Assistant County Attorneys and FCRHA Counsel; and Len Wales, Fairfax County Debt Manager.

PUBLIC HEARING

PROPOSED ACQUISITION OF UP TO FOUR AFFORDABLE DWELLING UNITS AT EAST MARKET AT FAIR LAKES

The Public Hearing was held at 7:09 p.m. No speaker signed up to testify. The public hearing closed at 7:10 p.m.

Without objection, the Chair modified the agenda to postpone Action Item Number 1, Resolution Number 03-06, concerning proposed acquisition of units at East Market at Fair Lakes, until Commissioner Kershenstein's arrival later in the meeting, to enable him to be present for the discussion.

CITIZEN TIME

The FCRHA Chair opened Citizen Time at 7:12 p.m. With no one signed up and no one in the audience wishing to speak, the Chair closed Citizen Time at 7:13 p.m.

At this point, the Chair announced that Commissioner Christian will not be attending the meeting and Commissioner Sellers will be arriving later. The Chair then welcomed Commissioner Kyle who was absent for a while due to illness.

APPROVAL OF MINUTES

December 21, 2005 Regular Meeting – A motion was made by Commissioner Jasper, seconded by Commissioner Litzenberger, that the FCRHA approve the Minutes of the December 21, 2005 Meeting as written. A vote was taken, and the motion carried, with Commissioners Jasper and Kyle abstaining.

January 12, 2006 Special Meeting – A motion was made by Commissioner Jasper, seconded by Commissioner Litzenberger, that the FCRHA approve the Minutes of the January 12, 2006 Meeting as written. A vote was taken, and the motion carried, with Commissioners Rau and Kyle abstaining.

ACTION ITEMS

2. RESOLUTION NUMBER 04-06

AUTHORIZATION TO ADVERTISE A PUBLIC HEARING ON THE REVISED FALLS CHURCH/JAMES LEE/SOUTHGATE NEIGHBORHOOD IMPROVEMENT PROGRAM AND CONSERVATION PLAN (PROVIDENCE DISTRICT)

NOW, THEREFORE, BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes advertising a public hearing on

the revised Falls Church/James Lee/Southgate Neighborhood Improvement Program and Conservation Plan to be held at the March 16, 2006 FCRHA meeting.

A motion was made by Commissioner Litzenberger seconded by Commissioner Kyle, that the FCRHA adopt Resolution Number 04-06. A brief presentation was given by Steve Knippler, Housing Community Developer IV, REFGM Division. Explaining the difference between this item and the one presented at the previous meeting, Mr. Knippler noted that the last item authorized a six-month extension of the plan, whereas this item is to authorize a public hearing for adoption of the actual revised plan. He indicated that the title in Attachment #2 was changed to reflect this. Mr. Knippler then proceeded to give a brief history of the plan. After the presentation, he responded to questions from the Commissioners. A vote was taken after discussion, and the motion carried unanimously.

The following three resolutions were considered together.

3. RESOLUTION NUMBER 05-06

AUTHORIZATION TO EXECUTE A CONTRACT AMENDMENT WITH GRIMM AND PARKER, ARCHITECTS FOR ARCHITECTURAL SERVICES FOR THE ROUTE 50 – WEST OX ROAD MAGNET HOUSING PROJECT, SUBJECT TO BOARD OF SUPERVISORS APPROVAL (SULLY DISTRICT)

BE IT RESOLVED, that the Fairfax County Redevelopment and Housing Authority (FCRHA):

1. Authorizes its Chairman, Vice Chairman or any Assistant Secretary to execute a contract amendment for architectural services with Grimm and Parker, Architects, in the amount of \$723,375 for the Route 50 - West Ox Road Magnet Housing Project, which results in a revised total contract amount of \$747,875.

2 Authorizes its Chairman, Vice Chairman or any Assistant Secretary to approve change orders in an amount not to exceed \$72,338 above the revised contract amount.

3. Authorizes the reallocation of \$795,713 from Fund 144, Housing Trust Fund, Project 014098, Magnet Housing to Route 50 - West Ox Road Magnet Housing, Project 014199, within Fund 144.

4. Authorizes its Chairman, Vice Chairman or any Assistant Secretary on behalf of the FCRHA to execute and deliver all necessary or appropriate documents relating to the contract amendment for architectural services for the Route 50 - West Ox Road Magnet Housing Project with Grimm and Parker Architects.

5. Authorizes any Assistant Secretary to execute such documents as may be reasonably necessary to effectuate the design and construction of the Route 50 - West Ox Road Magnet Housing Project in accordance with actions previously approved by the FCRHA.

RESOLUTION NUMBER 06-06

AUTHORIZATION TO EXECUTE A CONTRACT AMENDMENT WITH PATTON HARRIS RUST & ASSOCIATES, PC, FOR ENGINEERING SERVICES FOR THE ROUTE 50 – WEST OX ROAD MAGNET HOUSING PROJECT, SUBJECT TO BOARD OF SUPERVISORS APPROVAL (SULLY DISTRICT)

BE IT RESOLVED, that the Fairfax County Redevelopment and Housing Authority (FCRHA):

1. Authorizes its Chairman, Vice Chairman or any Assistant Secretary to execute a contract amendment for engineering services with Patton Harris Rust & Associates, P.C. in the amount of \$101,200 for the Route 50 - West Ox Road Magnet Housing Project, which results in a revised total contract amount of \$147,700.

2. Authorizes its Chairman, Vice Chairman or any Assistant Secretary to approve change orders in an amount not to exceed \$10,120 above the revised contract amount.

3. Authorizes the reallocation of \$111,320 from Fund 144, Housing Trust Fund, Project 014098, to Route 50 - West Ox Road Magnet Housing, Project 014199, within Fund 144.

4. Authorizes its Chairman, Vice Chairman or any Assistant Secretary on behalf of the FCRHA to execute and deliver all necessary or appropriate documents relating to the contract amendment for engineering services for the Route 50 - West Ox Road Magnet Housing Project with Patton Harris Rust & Associates, P.C.

5. Authorizes any Assistant Secretary to execute such documents as may be reasonably necessary to effectuate the design and construction of the Route 50 - West Ox Road Magnet Housing Project in accordance with actions previously approved by the FCRHA.

RESOLUTION NUMBER 07-06

AUTHORIZATION TO SUBMIT AN APPLICATION FOR A 15.2-2232 DETERMINATION AS AGENT FOR THE BOARD OF SUPERVISORS FOR THE DEVELOPMENT OF THE ROUTE 50 – WEST OX ROAD MAGNET HOUSING PROPERTY (TAX MAP NUMBERS 46-3-((1)) PARCELS 9 AND 9A), SUBJECT TO BOARD OF SUPERVISORS APPROVAL
(SULLY DISTRICT)

BE IT RESOLVED, that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes submission of an application for a 15.2-2232 determination for the development of the Route 50 – West Ox Road Magnet Housing property, identified by Fairfax County tax map numbers 46-3-((1)) parcels 9 and 9a, subject to Board of Supervisors approval.

A motion was made by Commissioner Litzenberger, seconded by Commissioner Dunn, that the FCRHA adopt Resolution Numbers 05-06, 06-06 and 07-06. A brief presentation on the three resolutions was given by Tom Armstrong, Development Officer, Design, Development and Construction Division (DD&C). After the presentation, Mr. Armstrong responded to questions from the Commissioners. A vote was taken after discussion, and the motion to adopt the three resolutions carried.

Commissioner Litzenberger thanked Cynthia Ianni, Director of Design Development and Construction Division, for coming to Supervisor Frey's office to explain the projects. He also thanked John Payne, Director, Real Estate and Revitalization Division, for taking him to see the site.

4. RESOLUTION NUMBER 08-06

~~ADOPTION OF CASH-OUT REFINANCING POLICY~~

~~BE IT RESOLVED, that the Fairfax County Redevelopment and Housing Authority (FCRHA) approves the adoption of the attached Cash-out Refinancing Policy for projects previously funded by Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME) and Affordable Housing Partnership Program (AHPP) funds, where the grantee is a nonprofit organization or nonprofit affiliate thereof.~~

The Chair explained that Resolution Number 08-06 was deferred to allow for staff analysis and that the item will be brought back to the FCRHA at a future meeting.

5. RESOLUTION NUMBER: 09-06

APPROVAL OF RECOMMENDATIONS FOR THE USE OF FY 2007
COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS AND HOME FUNDS

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA)

- (1) approves recommendations for the use of FY 2007 Community Development Block Grant and HOME funds presented to the FCRHA at the meeting on February 2, 2006; and
- (2) forwards those recommendations to the Consolidated Community Funding Advisory Committee for consideration in preparation of the Consolidated Plan One-Year Action Plan Use of Funds for FY 2007.

A motion was made by Commissioner Dunn, seconded by Commissioner Jasper, that the FCRHA adopt Resolution Number 09-06. A presentation was given by Audrey Spencer-Horsley, Associate Director, Real Estate Finance and Grants Management Division, on the recommendations for the funding allocation from the CCFAC. After the presentation, Ms. Horsley responded to questions from the Commissioners.

Detailed discussions ensued regarding Resolution Number 09-06. Commissioner Litzenberger reported that he had received calls from members of CCFAC who also serve on the Working Advisory Group (WAG) who had requested some assurance that funds in the plan for seniors/persons with disabilities (elderly and non-elderly) be earmarked so they would not go away. He pointed the allocation on line 205, Senior/Disable Housing, which had been moved to line 100, Affordable Housing Preservation. Audrey Spencer-Horsley then summarized the concerns of the Executive Committee as expressed at a recent meeting, particularly their expressed desire to see funds specifically earmarked for senior/disabled housing. Chairman Egan asked that the Minutes reflect the FCRHA's agreement concerning the importance of this activity. HCD Director Paula Sampson stated that the funding was included in line 100, as much of the funding comes from the One Penny for Affordable Housing Fund, which the Board has directed should be an opportunity-driven fund where priority must be given to projects that are ready to use the funding immediately. She reassured the commissioners that senior/disabled housing remains a priority. Chairman Egan urged the community to bring forward projects for funding. Commissioner Jasper suggested an asterisk be added to the chart with a note indicating that "as opportunities arise, priority will be given to senior/disabled projects." HCD Director Sampson noted that senior housing is already a priority under the Guiding Principles for the One Penny fund adopted by the Board. She assured the FCRHA that HCD will continue to encourage and look for

opportunities for senior/disabled housing and announced that in March an outreach will be done to nonprofits seeking proposals that can use the funding quickly.

A vote was taken after discussion. The motion carried, with Commissioner Kershenstein abstaining because he was not present for most of the discussion on this resolution.

6. RESOLUTION NUMBER 10-06

AUTHORIZATION, SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS, FOR THE FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY (FCRHA)
TO: (1) SUBMIT AN APPLICATION TO THE VIRGINIA HOUSING DEVELOPMENT AUTHORITY FOR A RESERVATION OF LOW INCOME HOUSING TAX CREDITS FOR LITTLE RIVER GLEN III; (2) FORM A LIMITED LIABILITY COMPANY TO OWN THE LITTLE RIVER GLEN III ELDERLY HOUSING DEVELOPMENT; (3) EXECUTE A GROUND LEASE AGREEMENT BETWEEN THE OWNER OF THE LAND AND THE LIMITED LIABILITY COMPANY; (4) REQUEST FROM THE BOARD OF SUPERVISORS REIMBURSEMENT OF REAL ESTATE TAXES TO BE PAID FOR LITTLE RIVER GLEN III; AND (5) TAKE ALL ACTIONS AND EXECUTE ALL DOCUMENTS NECESSARY TO SECURE LOW INCOME HOUSING TAX CREDITS (BRADDOCK DISTRICT)

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA), subject to approval of the Board of Supervisors, hereby authorizes:

(a) the submission of an application for a reservation of low income housing tax credits from the Virginia Housing Development Authority. The tax credits will be used to supplement County funds and private financing for the development of the Little River Glen III project as described in the item presented to the FCRHA at its meeting on February 2, 2006; and

(b) its Chairman, Vice Chairman or any Assistant Secretary to execute all documents, agreements, and instruments necessary or appropriate in connection with the application for and issuance of low income housing tax credits for the Little River Glen III project; and

(c) the formation of a Virginia limited liability company to be known as the FCRHA Little River Glen III LLC (LRG III LLC) and authorizes its Chairman, Vice Chairman or any Assistant Secretary to execute any necessary documents to form LRG III LLC with the FCRHA as sole member (prior to the membership of the tax credit investors); and

(d) its Chairman, Vice Chairman or any Assistant Secretary to execute all documents, agreements, and instruments necessary or appropriate in order to transfer control of the portion of the property held by FCRHA Little River Glen II LLC needed for the development of the Little River Glen III project under a ground lease agreement substantially

in the form as shown on Attachment 4 to the item presented to the FCRHA at its meeting on February 2, 2006 to LRG III LLC; and

(e) staff to prepare and submit a request to the Board of Supervisors to authorize the reimbursement of real estate taxes to be paid by the LRG III LLC.

A motion was made by Commissioner Dunn, seconded by Commissioner Rau, that the FCRHA adopt Resolution Number 10-06. A brief presentation was made by Louise Milder, Associate Director, REFGM. After the presentation, Ms. Milder responded to questions from the Commissioners.

After discussion, a vote was taken by roll call as follows:

AYE

Conrad Egan
Martin Dunn
Willard Jasper
John Kershenstein
Elizabeth Lardner
John Litzenberger
Lee Rau

NAY

ABSTAIN

Charlen Kyle

The motion carried, with Commissioner Kyle abstaining.

Commissioners Sellers and McAloon arrived during discussion of the following item.

ADMINISTRATIVE ITEM

1. RESOLUTION NUMBER 11-06

APPROVAL OF AN ADMISSIONS AND OCCUPANCY POLICY FOR
BRADDOCK GLEN ASSISTED LIVING, A COMPONENT OF THE FAIRFAX
COUNTY RENTAL PROGRAM (FCRP) (BRADDOCK DISTRICT)

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) hereby approves the Admissions and Occupancy Policy for assisted living services at Braddock Glen, as outlined in the item presented to the FCRHA at its meeting on February 2, 2006.

A motion was made by Commissioner Jasper, seconded by Commissioner Litzenberger, that the FCRHA adopt Resolution Number 11-06. Bob Eiffert, Director, Senior Housing and Specialized Services Branch, gave a brief presentation on the resolution. In his presentation

Mr. Eiffert noted that the facility will open in May, next to Little River Glen in Braddock District and will be dedicated on May 13.

After the presentation, Mr. Eiffert and Assistant County Attorney Alan Weiss responded to questions from the Commissioners regarding residency requirements and preferences. The County Attorney's office will research the question of whether a preference can be given based on length of time an applicant is a resident of Fairfax County. A vote motion was taken after discussion, and the motion carried, with Commissioner Kyle abstaining.

ACTION ITEMS - Cont'd

7. RESOLUTION NUMBER 12-06

AUTHORIZATION TO MAKE AN EMERGENCY HOME REPLACEMENT LOAN
FOR A MOBILE HOME LOCATED IN MEADOWS OF CHANTILLY
(SULLY DISTRICT)

BE IT HEREBY RESOLVED THAT the Fairfax County Redevelopment and Housing Authority (FCRHA):

1. Authorizes an emergency exception to the policy and the underwriting standards of the Replacement Home Program to allow a replacement loan in the amount indicated for the replacement of the mobile home with a new manufactured homes:

Owner:	Amount:
Shirley and Jose Martinez	\$127,900, plus an additional estimated amount of \$5,000 to cover associated costs

The funding source for the purchase of the home will be Project 003813, Home Improvement Loan Program, Fund 142, Community Development Block Grant fund. Funding for the home will be subject to the approval of an environmental review as required by the U.S. Department of Housing and Urban Development.

2. Authorizes the Chairman, Vice Chairman, and any Assistant Secretary to execute any and all documents necessary to facilitate this action within the funding source available as identified.

A motion was made by Commissioner Litzenberger, seconded by Commissioner Jasper, that the FCRHA adopt Resolution Number 12-06.

A brief presentation was given by Roberta Butler, Development Officer, DD&C, and Tom Overocker, Chief, Housing Rehabilitation. Commissioner Lardner expressed concerns over funding a project over which the FCRHA has no control. Commissioner Dunn expressed

concern that the FCRHA will be setting precedence by adopting this resolution and about the FCRHA being in the mobile home business. Commissioner Kershenstein directed that staff develop a policy on emergency mobile home replacement loans, should a similar situation arise in the future. After further discussion, HCD Director Paula Sampson, stated that a policy would be brought to the FCRHA at its March meeting. Commissioner Kershenstein requested that this issue be placed on the FCRHA/PC Commissioner meeting for March 16.

A vote was taken after discussion by roll call as follows:

AYE

Conrad Egan
Elizabeth Lardner
Charlen Kyle
Willard Jasper
John Kershenstein
John Litzenberger
Albert McAloon
Lee Rau
Joan Sellers

NAY

Martin Dunn

ABSTAIN

The motion carried, with Commissioner Dunn voting no.

The following action item had been deferred from earlier in the meeting to enable Commissioner Kershenstein to be present for the consideration.

ACTION ITEM

1. RESOLUTION NUMBER 03-06

AUTHORIZATION TO: 1) PURCHASE UP TO FOUR AFFORDABLE DWELLING UNITS AT EAST MARKET, 2) APPLY FOR A LOAN FROM A PRIVATE LENDER FOR A PORTION OF THE FINANCING OF THE ACQUISITION, SUBJECT TO APPROVAL OF A FINANCING PLAN BY THE BOARD OF SUPERVISORS, 3) DISBURSE, SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS, FUNDS FROM HOME INVESTMENT PARTNERSHIPS FOR PURCHASE OF ONE UNIT AT EAST MARKET, 4) REALLOCATE AND DISBURSE, SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS, FUNDS FROM EITHER HOUSING TRUST FUNDS OR PENNY FOR AFFORDABLE HOUSING FUND, FOR A PORTION OF THE FINANCING FOR THREE UNITS AT EAST MARKET; AND 5) EXPEND UP TO \$565,000 FROM THE FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY REVOLVING DEVELOPMENT FUND, AS INTERIM FINANCING FOR THE PROPOSED ACQUISITIONS (SPRINGFIELD DISTRICT)

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes the purchase of up to four condominium affordable dwelling units at East Market (the ADU Units) in accordance with the financing plan as described in the item presented to the FCRHA at its meeting on February 2, 2006; and

BE IT FURTHER RESOLVED that the FCRHA authorizes Paula C. Sampson to act as its authorized negotiator for the purchase of the ADU Units, and the obtaining of a loan for a portion of the permanent financing of the ADU units, and further authorizes its Chairman, Vice Chairman or any Assistant Secretary to execute all documents and agreements necessary or appropriate in connection with the purchase of the ADU Units and the loan as described in the item noted above on behalf of the FCRHA from a private lender; and

BE IT FURTHER RESOLVED that the FCRHA hereby authorizes, subject to the approval of the Board of Supervisors, up to \$190,000 to be drawn down from Fund 144, Housing Trust Fund or from Fund 319, Penny for Affordable Housing Fund, for a portion of the acquisition cost of three units at East Market.

BE IT FURTHER RESOLVED that the FCRHA hereby authorizes up to \$565,000 to be drawn down from Fund 946, FCRHA Revolving Development Fund, for the interim financing to purchase the ADU units at East Market to be repaid at the time permanent financing is arranged.

A motion was made by Commissioner Kershenstein, seconded by Commissioner Kyle, that the FCRHA adopt Resolution Number 03-06.

A brief presentation was given by Molly Norris, Housing Community Developer IV, REFGM. In her presentation, Ms. Norris indicated that the program will serve primarily Fairfax County Public School bus drivers. After the presentation, Ms. Norris and Elisa Johnson, Grants Coordinator, REFGM, responded to questions from the Commissioners. A vote was taken after discussion, and the motion carried unanimously.

INFORMATION ITEMS:

1. Fairfax County Redevelopment and Housing Authority Meeting Summary – December 21, 2005
2. Contracts of \$50,000 or Less
3. Minutes of the Housing Ownership, Management, and Security Committee Meeting– January 24, 2006

4. Minutes of the Planning and Development Committee Meeting – January 25, 2006
5. Minutes of the Finance Committee Meeting – January 25, 2006
6. Affordable Dwelling Unit (ADU) Tracking Report – *brief discussion*
7. Update on Efforts to Assist Hurricane Katrina Evacuees – *brief presentation by Carol Erhard, Director of Housing Management, and brief discussion.*
8. Update on Virginia Housing Development Authority Cross-Collateralization Policy – *brief presentation by Steve Knippler and brief discussion. It was announced that the Executive Director of VHDA, Susan Dewey, will be doing a general presentation at the next FCRHA meeting on March 16, 6:30 p.m.*
9. Fairfax County Redevelopment and Housing Authority Calendar of Meetings – March and April 2006

BOARD MATTERS – See Attachment #1

Motion: Commissioner McAloon made a motion, seconded by Commissioner Rau, that in view of the concerns expressed by the Moderator of the Revitalization Coalition, and the personal knowledge and shared concern of Chairman Lardner, other commissioners, and Commissioner McAloon himself, regarding the revitalization process, that the Authority direct its Secretary to express the Authority's concerns relating to the number of personnel slots assigned to the Revitalization Division to the County Executive and to urge him to increase the number of personnel slots assigned to that division in the upcoming proposed County budget. After discussion, the resolution was amended to request up to three personnel slots.

A vote was taken, and the motion carried unanimously.

CLOSED SESSION

A motion was made by Commission Dunn, seconded by Commissioner Jasper, that the Fairfax County Redevelopment and Housing Authority (FCRHA) recess and go into Closed Session for discussion and consideration, pursuant to Virginia Code Section 2.2-3711(A)(3), of the acquisition of real property for a public purpose where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the FCRHA.

A vote was taken; the motion carried, and the FCRHA went into Closed Session at 9:30 p.m.

OPEN MEETING RESUMED

A motion was made by Commissioner Dunn, seconded by Commissioner Sellers, that the members of the Fairfax County Redevelopment and Housing Authority certify that to the best of their knowledge only public business matters lawfully exempted from the open meeting requirements prescribed by the Virginia Freedom of Information Act and only matters identified in the motion to convene Closed Session were heard, discussed or considered by the Fairfax County Redevelopment and Housing Authority during Closed Session.

A vote was taken by roll call as follows:

AYE

Conrad Egan
Martin Dunn
Willard Jasper
John Kershenstein
Charlen Kyle
Elizabeth Lardner
John Litzenberger
Albert McAloon
Lee Rau
Joan Sellers

NAY

ABSTAIN

The motion carried; the FCRHA resumed open meeting at 10:25 p.m.

ACTION ITEMS CONT'D

8. RESOLUTION NUMBER 13-06

ISSUANCE OF FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY
REVENUE BONDS (AFFORDABLE HOUSING ACQUISITION) SERIES A, AS AMENDED
AND AS DISCUSSED IN CLOSED SESSION

RESOLUTION AUTHORIZING THE ISSUANCE AND SALE OF FAIRFAX COUNTY
REDEVELOPMENT AND HOUSING AUTHORITY REVENUE BONDS (AFFORDABLE
HOUSING ACQUISITION) IN A PRINCIPAL AMOUNT OF UP TO \$45,000,000 FOR THE
PURPOSE OF PROVIDING PERMANENT FINANCING FOR THE PURCHASE BY FAIRFAX
COUNTY OF MULTI-FAMILY RENTAL HOUSING IN FAIRFAX COUNTY AND
AUTHORIZING PROPER OFFICERS TO DO ALL OTHER THINGS DEEMED NECESSARY
OR ADVISABLE IN CONNECTION HEREWITH

WHEREAS, the Fairfax County Redevelopment and Housing Authority ("FCRHA") is a
political subdivision of the Commonwealth of Virginia, established pursuant to the Virginia
Housing Authority Law, Title 36, Chapter 1, Code of Virginia, 1950, as amended (the "Act"),

and is authorized thereby to issue its notes and bonds from time to time to further FCRHA's goal of preserving existing affordable housing in Fairfax County; and

WHEREAS, FCRHA proposes that the Board of Supervisors of Fairfax County (the "County") enter into an Agreement of Purchase and Sale (the "Purchase Contract") for the purchase of a multi-family rental housing complex, including the site thereof, located in Fairfax County, Virginia (the "Property"); and

WHEREAS, the County upon entering into the Purchase Contract will request FCRHA to provide interim financing for a portion of the purchase price of the Property and related costs and will offer to enter into a Payment Agreement (hereinafter defined) to support such interim financing; and

WHEREAS, pursuant to and in accordance with the Act, FCRHA, contingent upon the County entering into the Purchase Contract, desires to issue, sell, and deliver its Revenue Bonds (Affordable Housing Acquisition) Series A, in one or more series, at one time or from time, in a principal amount up to \$45,000,000 sufficient to provide for the payment of the unpaid principal and interest on any interim financing obtained by FCRHA to provide a portion of the purchase price of the Property and related costs; now therefore,

BE IT RESOLVED BY THE FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY as follows:

Section 1. **Request to Enter Into Purchase Contract.** The County is hereby requested to enter into the Purchase Contract to purchase the Property.

Section 2. **Authorization of Bonds.** The Commissioners of FCRHA hereby authorize the issuance of its revenue bonds, designated Fairfax County Redevelopment and Housing Authority Revenue Bonds (Affordable Housing Acquisition), Series A, in an aggregate principal amount of up to \$45,000,000 (the "Bonds"), for the purpose of providing for the payment at or prior to maturity of any interim financing obtained by FCRHA for the purpose of paying a portion of the purchase price of the Property and the related costs of such interim financing and paying the costs of issuance of the Bonds. The Bonds may be issued in one or more series, at one time or from time, on or before the date of maturity of any interim financing obtained by FCRHA and payable from the proceeds of such Bonds, all as may be provided by subsequent resolution of the Commissioners of FCRHA.

Section 3. **Security for the Bonds.** The Bonds shall be limited obligations of FCRHA, payable from such sources, including, without limitation, the income derived by FCRHA from the Property, as shall be provided by subsequent resolution of the Commissioners of FCRHA.

Section 4. **Sale of the Bonds.** The Commissioners of FCRHA hereby covenant to use their best efforts to issue and sell Bonds, in one or more series and at one time

or from time, at public or private sale, in such amount as shall be required to provide for the payment of the unpaid principal of any interim financing and the interest accrued thereon. The Bonds shall be in such form, executed, authenticated and delivered, all as may be provided by subsequent resolution of the Commissioners of FCRHA.

Section 5. **Other Action.** The Chairman, Vice Chairman, Secretary or an Assistant Secretary of FCRHA or any other authorized representative of FCRHA is hereby authorized and directed to execute and deliver any and all additional documents, certificates and instruments necessary or proper to do and cause to be done any and all acts and things necessary or proper for carrying out the transactions contemplated by this Resolution.

Section 6. **No Personal Liability.** No stipulation, obligation or agreement herein contained or contained in this Resolution or the Bonds, or in any other agreement, certificate or document executed on behalf of FCRHA, shall be deemed to be a stipulation, obligation or agreement of any Commissioner, officer, agent or employee of FCRHA in his or her individual capacity, and no such Commissioner, officer, agent or employee shall be personally liable on the Bonds or be subject to personal liability or accountability by reason of the issuance thereof.

Section 7. **Action Approved and Confirmed.** All acts and doings of the Commissioners, officers, agents or employees of FCRHA that are in conformity with the purposes and intent of this Resolution are in all respects approved and confirmed.

Section 8. **Severability.** If any provision of this Resolution shall be held or deemed to be illegal, inoperative or unenforceable, the same shall not affect any other provision or cause any other provision to be invalid, inoperative or unenforceable to any extent whatsoever.

Section 9. **Repealer; Effective Date.** Any resolutions or orders or parts thereof in conflict with this Resolution are to the extent of such conflict hereby repealed. This Resolution shall take effect immediately upon its adoption.

A motion was made by Commissioner Rau, seconded by Commissioner Dunn, that the FCRHA adopt Resolution Number 13-06, as discussed in Closed Session. After discussion, a vote was taken, and the motion carried unanimously.

9. RESOLUTION NUMBER 14-06

ISSUANCE OF FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY
BOND ANTICIPATION NOTE (AFFORDABLE HOUSING ACQUISITION) SERIES 2006, AS
AMENDED AND AS DISCUSSED IN CLOSED SESSION

RESOLUTION AUTHORIZING THE ISSUANCE AND SALE OF A FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY BOND ANTICIPATION NOTE (AFFORDABLE HOUSING ACQUISITION) SERIES 2006 IN A PRINCIPAL AMOUNT OF UP TO \$42,000,000; AUTHORIZING THE EXECUTION AND DELIVERY OF A PAYMENT AGREEMENT AND GROUND LEASE WITH THE COUNTY OF FAIRFAX, AN ASSIGNMENT AGREEMENT AND OTHER DOCUMENTS RELATED TO THE ISSUANCE AND SALE OF THE NOTE; AND AUTHORIZING PROPER OFFICERS TO DO ALL OTHER THINGS DEEMED NECESSARY OR ADVISABLE IN CONNECTION HEREWITH

WHEREAS, the Fairfax County Redevelopment and Housing Authority ("FCRHA") is a political subdivision of the Commonwealth of Virginia, established pursuant to the Virginia Housing Authority Law, Title 36, Chapter 1, Code of Virginia, 1950, as amended (the "Act"), and is authorized thereby to issue its notes and bonds from time to time to further its goal of preserving affordable housing in Fairfax County; and

WHEREAS, FCRHA proposes that the Board of Supervisors of Fairfax County (the "County") enter into an Agreement of Purchase and Sale (the "Purchase Contract") for the purchase of a multi-family rental housing complex, including the site thereof, located in Fairfax County, Virginia (the "Property"); and

WHEREAS, FCRHA has heretofore authorized the issuance of its bonds to provide long-term permanent financing for the Property; and

WHEREAS, the terms of the Purchase and Contract require payment of the purchase price of the Property on or before February 28, 2006; and

WHEREAS, the County upon entering into the Purchase Contract will request FCRHA to provide interim financing for a portion of the purchase price of the Property and related costs and will offer to enter into a Payment Agreement (hereinafter defined) to support such interim financing; and

WHEREAS, the County, on behalf of FCRHA, issued to various financial institutions a request for proposals for interim financing for the purchase of the Property and will select a purchaser (the "Purchaser") with which to negotiate the final terms of the interim financing; and

WHEREAS, pursuant to and in accordance with the Act, FCRHA, contingent upon the County entering into the Purchase Contract, desires to issue, sell, and deliver its Bond Anticipation Note (Affordable Housing Acquisition) Series 2006 (the "Note") in a principal amount up to \$42,000,000 and sufficient, together with funds made available by the County, to pay the purchase price of the Property and the costs of issuing the Note; and

WHEREAS, there has been prepared the proposed form of a Payment Agreement between FCRHA and the County (the "Payment Agreement"), pursuant to which the County will

agree to make payments, to or for the account of FCRHA, in amounts sufficient, with the proceeds of any permanent financing and renewal note financing (as herein provided) and any other sources of funds available for the purpose, for FCRHA to pay timely the interest on and the principal of the Note; and

WHEREAS, FCRHA will assign to the holder of the Note all of FCRHA's rights under the Payment Agreement, including FCRHA's rights to County Payments under, and to enforce the terms and provisions of, the Payment Agreement; and

WHEREAS, there has been prepared the proposed form of a Lease Agreement between FCRHA and the County (the "Ground Lease") by the terms of which the County will lease to FCRHA the Property; and

WHEREAS, there has been prepared the proposed form of the Note; now therefore,

BE IT RESOLVED BY THE FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY:

Section 1. **Issuance of the Note.** The Commissioners of FCRHA (the "Commissioners") hereby authorize the issuance of the Note by FCRHA for the purpose of providing interim financing for the purchase of the Property and the cost of issuance of the Note. The principal amount of the Note shall not exceed \$42,000,000. The Note shall have terms and provisions and be in substantially the form of the Note annexed hereto. The Note shall be dated and shall bear interest at such fixed rate as may be approved by the Chairman, Vice Chairman, Secretary or an Assistant Secretary of FCRHA with the approval of the Chairman or Vice Chairman of the Board of Supervisors of Fairfax County, Virginia or the County Executive or Chief Financial Officer of the County.

The Note shall be executed on behalf of FCRHA by, and bear the manual or facsimile signature of, the Chairman or the Vice Chairman of FCRHA, and the seal of FCRHA shall be impressed and duly attested by the manual or facsimile signature of the Secretary or an Assistant Secretary of FCRHA or any other person authorized to do same ("Authorized Representative"), at least one of such signatures to be manual.

Section 2. **Sale of Note.** FCRHA hereby authorizes the Note to be sold at private sale to the Purchaser for a price equal to the face amount of the Note.

Section 3. **Limited Obligation.** The Note shall be a limited obligation of FCRHA payable solely from the sources referred to in the preamble to this Resolution and as provided in the form of the Note.

Section 4. **Payment Agreement.** The Payment Agreement is hereby approved in the form made available at this meeting. The Chairman or Vice Chairman of

FCRHA is hereby authorized and directed to execute and deliver the Payment Agreement in substantially the form hereby approved with such additions, deletions and modifications thereto as may be approved by the Chairman or Vice Chairman, the execution of the Payment Agreement being conclusive evidence of such approval and of the approval of FCRHA; and the Secretary or an Assistant Secretary of FCRHA, or any Authorized Representative, is hereby authorized and directed to affix the seal of FCRHA to the Payment Agreement and to attest same.

Section 5. **Ground Lease.** The Ground Lease is hereby approved in the form made available at this meeting. The Chairman or Vice Chairman of FCRHA is hereby authorized and directed to execute and deliver the Ground Lease in substantially the form hereby approved with such additions, deletions and modifications thereto as may be approved by the Chairman or Vice Chairman, the execution of the Ground Lease being conclusive evidence of such approval and of the approval of FCRHA; and the Secretary or an Assistant Secretary of FCRHA, or any Authorized Representative, is hereby authorized and directed to affix the seal of FCRHA to the Ground Lease and to attest same.

Section 6. **Assignment Agreement.** The Assignment Agreement is hereby approved in the form made available at this meeting. The Chairman or Vice Chairman of FCRHA is hereby authorized and directed to execute and deliver the Assignment Agreement in substantially the form hereby approved with such additions, deletions and modifications thereto as may be approved by the Chairman or Vice Chairman, the execution of the Assignment Agreement being conclusive evidence of such approval and of the approval of FCRHA; and the Secretary or an Assistant Secretary of FCRHA, or any Authorized Representative, is hereby authorized and directed to affix the seal of FCRHA to the Assignment Agreement and to attest same.

Section 7. **Renewal Notes.** In the event that FCRHA is not able to provide permanent financing the net proceeds of which are sufficient to provide, at or prior to the maturity of the Note, for the payment of the unpaid principal and interest on the Note, the Commissioners of FCRHA covenant to use their best efforts to obtain further interim financing and issue and sell renewal notes in amounts sufficient to provide, at or prior to the maturity of the Note, for the payment of the unpaid principal and interest on the Note.

Section 8. **Bond Counsel.** Sidley Austin LLP is hereby appointed Bond Counsel in connection with the issuance and sale of the Note.

Section 9. **Other Action.** The Chairman, Vice Chairman, Secretary or an Assistant Secretary of FCRHA or any Authorized Representative is hereby authorized and directed to execute and deliver any and all additional documents, certificates and instruments necessary or proper to do and cause to be done any and all acts and things necessary or proper for carrying out the transactions contemplated by this Resolution and the securing and issuance of the Note.

Section 10. **No Personal Liability.** No stipulation, obligation or agreement herein contained or contained in the Payment Agreement, the Note, or in any other agreement, certificate or document executed on behalf of FCRHA shall be deemed to be a stipulation, obligation or agreement of any Commissioner, officer, agent or employee of FCRHA in his or her individual capacity, and no such Commissioner, officer, agent or employee shall be personally liable on the Note or be subject to personal liability or accountability by reason of the issuance thereof.

Section 11. **Action Approved and Confirmed.** All acts and doings of the Commissioners, officers, agents or employees of FCRHA which are in conformity with the purposes and intent of this Resolution and in the furtherance of the issuance of the Note and the execution, delivery and performance of the documents and agreements authorized hereby are in all respects approved and confirmed.

Section 12. **Severability.** If any provision of this Resolution shall be held or deemed to be illegal, inoperative or unenforceable, the same shall not affect any other provision or cause any other provisions to be invalid, inoperative or unenforceable to any extent whatsoever.

Section 13. **Repealer; Effective Date.** Any resolutions or orders or parts thereof in conflict with this Resolution are to the extent of such conflict hereby repealed. This Resolution shall take effect immediately upon its adoption.

A motion was made by Commissioner Rau, seconded by Commissioner Dunn, that the FCRHA adopt Resolution Number 14-06, as discussed in Closed Session. After discussion, a vote was taken, and the motion carried unanimously.

10. RESOLUTION NUMBER 15-06

ADOPTION OF TENANT INCOME LIMITS APPLICABLE TO A CERTAIN MULTIFAMILY
RENTAL HOUSING COMPLEX AS AMENDED AND AS DISCUSSED IN
CLOSED SESSION

RESOLUTION ADOPTING TENANT INCOME LIMITS APPLICABLE TO A CERTAIN
MULTIFAMILY RENTAL HOUSING COMPLEX IN FAIRFAX COUNTY AND AUTHORIZING
PROPER OFFICERS TO DO ALL OTHER THINGS DEEMED NECESSARY OR
ADVISABLE IN CONNECTION HEREWITH

WHEREAS, the Fairfax County Redevelopment and Housing Authority ("FCRHA") is a political subdivision of the Commonwealth of Virginia, established pursuant to the Virginia Housing Authority Law, Title 36, Chapter 1, Code of Virginia, 1950, as amended (the "Act"), and is authorized thereby to acquire, lease and operate "residential buildings,"

within the meaning of the Act, to further FCRHA's goal of preserving existing affordable housing in Fairfax County; and

WHEREAS, FCRHA has proposed that the Board of Supervisors of Fairfax County (the "County") entered into an Agreement of Purchase and Sale (the "Purchase Contract") for the purchase of a certain multifamily rental complex, including the site thereof, located Fairfax County, Virginia (the "Property"); and

WHEREAS, the County has requested FCRHA to manage and operate the Property as a "residential building" after the purchase thereof; and

WHEREAS, the Act defines "residential building" to be a multifamily residential property in which no less than 20% of the units will be occupied by persons of low income and the remainder therein by persons of moderate income, both as determined by FCRHA using the criteria set forth in the definition of "persons and families of low and moderate income" in Section 36-55.26, being part of the Virginia Housing Development Authority Act, Title 36, Chapter 1.2, Code of Virginia, 1950, as amended (the "§36-55.26 criteria"); and

WHEREAS, the Commissioners of FCRHA have consulted and been advised by staff, counsel and other professional advisors with respect to the interpretation and application of the §36-55.26 criteria to the Property and its current tenants and, among other things, the eligibility of the Property for tax-exempt financing to provide permanent financing for the purchase price thereof, the eligibility of the units in the Property for federal low income housing tax credits, and the requirements of the Act, and with respect to federal, commonwealth and local law and County policies applicable to the relocation of tenants who must move involuntarily on account of the application of the income limits established by this Resolution; and

WHEREAS, based on such advice and counsel and using the §36-55.26 criteria of (i) the amount of the total income of such persons and families available for housing needs, (ii) the size of the family, (iii) the cost and condition of housing facilities available, (iv) the ability of such persons and families to compete successfully in the normal private housing market and to pay the amounts at which private enterprise is providing sanitary, decent and safe housing, and (v) to the extent appropriate, standards established for various federal programs determining eligibility based on income of such persons and families, the Commissioners of FCRHA desire to adopt the following income limits and other policies relating to the occupancy of the Property in connection with the operation of the Property by FCRHA; now therefore,

BE IT RESOLVED BY THE FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY as follows:

Section 1. **Income Limits.** The Commissioners of FCRHA, using the §36-55.26 criteria, hereby determine that, for purposes of operating the Property, (i) "persons of low

income” shall mean persons and families whose adjusted income (together with the adjusted income of all persons who reside with such person in the same residential unit), determined in a manner consistent with determinations of lower income families under Section 8 of the United States Housing Act of 1937, as amended, including adjustments for family size (“Adjusted Income”) does not exceed 60% of the median gross income for the Washington, D.C. metropolitan statistical area and (ii) “persons of moderate income” shall mean persons and families whose Adjusted Income (together with the Adjusted Income of all persons who reside with such person in the same residential unit) does not exceed 80% of the median gross income for the Washington, D.C., metropolitan statistical area. At all times, subsequent to the Phase-In Period described in Section 2 hereof, FCRHA shall cause at least 20% of the units in the Property to be occupied (or made available for occupancy) by persons of low income, as defined above, and the remainder of the units in the Property to be occupied (or made available for occupancy) by persons of moderate income, as defined above.

Section 2. **Phase-In Period.** Subsequent to the date that is one year after the date the Property is purchased and continuing for as long as FCRHA leases or operates the Property as a “residential building” within the meaning of the Act (the initial one year period following the date of purchase of the Property being herein called the “Phase-In Period”), the Chairman, Vice Chairman and all other authorized representatives of FCRHA are hereby authorized and directed to cause the Property to be occupied solely by the requisite mix of tenants whose Adjusted Incomes do not exceed the limits described in Section 1 hereof. A longer transition period shall be permitted for individual tenants to the extent required by other applicable federal, Commonwealth or County law or regulation and may be permitted to the extent permitted by other applicable federal, Commonwealth or County law or regulation.

Section 3. **Other Action.** The Chairman, Vice Chairman, Secretary or an Assistant Secretary of FCRHA and the other authorized representatives of FCRHA are hereby authorized and directed (a) to develop expeditiously for consideration by the Commissioners of FCRHA the policies and guidelines required to implement humanely the decisions made in Section 1 and 2 of this Resolution in a manner consistent with the provisions of the Act, other applicable law and County policies and (b) to execute and deliver any and all additional documents, certificates and instruments necessary or proper to do and cause to be done any and all acts and things necessary or proper for carrying out the transactions contemplated by this Resolution.

Section 4. **No Personal Liability.** No stipulation, obligation or agreement herein contained or contained in this Resolution or in any other agreement, certificate or document executed on behalf of FCRHA, shall be deemed to be a stipulation, obligation or agreement of any Commissioner, officer, agent or employee of FCRHA in his or her individual capacity.

Section 5. **Action Approved and Confirmed.** All acts and doings of the Commissioners, officers, agents or employees of FCRHA that are in conformity with the purposes and intent of this Resolution are in all respects approved and confirmed.

Section 6 **Amendment.** It is understood that Sidley Austin LLP will rely upon this Resolution in concluding that the notes to be issued by FCRHA to finance the Property (the "Notes") will be valid obligations of FCRHA under the Act, and, accordingly, the Commissioners of FCRHA covenant not to amend this Resolution or any portion hereof without receiving the written opinion of such firm to the effect that such amendment will not have an adverse effect on the validity of the Notes under the Act.

Section 7. **Severability.** If any provision of this Resolution shall be held or deemed to be illegal, inoperative or unenforceable, the same shall not affect any other provision or cause any other provision to be invalid, inoperative or unenforceable to any extent whatsoever.

Section 8. **Repealer; Effective Date.** Any resolutions or orders or parts thereof in conflict with this Resolution are to the extent of such conflict hereby repealed. This Resolution shall take effect immediately upon its adoption.

A motion was made by Commissioner Rau, seconded by Commissioner Dunn, that the FCRHA adopt Resolution Number 15-06, as discussed in Closed Session. After discussion, a vote was taken, and the motion carried unanimously.

10. RESOLUTION NUMBER 16-06

AUTHORIZATION, SUBJECT TO APPROVAL BY THE BOARD OF SUPERVISORS, TO REALLOCATE AND AUTHORIZE DISBURSEMENT OF UP TO \$290,000 FROM FUND 319, HOUSING FLEXIBILITY FUND (ONE PENNY FOR HOUSING) FOR THE PURPOSE OF PROVIDING FUNDS TO MAKE IMMEDIATE REPAIRS AND TO FUND START-UP MANAGEMENT COSTS FOR MULTI-FAMILY RENTAL HOUSING IN FAIRFAX COUNTY AS AMENDED AND AS DISCUSSED IN CLOSED SESSION

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) hereby authorizes, subject to the approval of the Board of Supervisors, the reallocation and disbursement of up to \$290,000 from Fund 319, Housing Flexibility Fund (One Penny for Housing) for the following purposes:

- (a) \$145,000 for immediate needs to include: site lighting repairs, entry stoop repairs, drainage repairs, sidewalk and site stairs, and roofs
- (b) \$75,000 for improvements to: supplement site lighting, add a dumpster enclosure, make rental office handicapped accessible, supplement landscaping
- (c) \$45,000 to fund a replacement reserve

- (d) \$25,000 for start-up management costs for computers, onsite vehicle, and office equipment

A motion was made by Commissioner Rau, seconded by Commissioner Dunn, that the FCRHA adopt Resolution Number 16-06, as discussed in Closed Session. After discussion, a vote was taken, and the motion carried unanimously.

RESOLUTION NUMBER 17-06

DENIAL OF REQUEST FOR RELEASE OF MODERATE INCOME DIRECT SALES (MIDS) REPURCHASE RIGHTS AND ALL OTHER RIGHTS HELD BY THE FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY FOR THE MIDS PROPERTY LOCATED AT 8173 WILLOWDALE COURT, SPRINGFIELD, VA 22153 (MOUNT VERNON DISTRICT)

BE IT HEREBY RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) denies the request made the property owner for release of the FCRHA's repurchase rights and all its other property rights on the MIDS property located at 8173 Willowdale Court, Springfield, VA 22153 (Mount Vernon District).

A motion was made by Commissioner Lardner, seconded by Commissioner McAloon, that the FCRHA adopt Resolution Number 17-06, as discussed in Closed Session. After discussion, a vote was taken, and the motion carried unanimously.

13. RESOLUTION NUMBER 18-06

AUTHORIZATION TO NOT CURE AND TO BID/PURCHASE AT THE FORECLOSURE SALE OF 7822 LIBERTY SPRINGS CIRCLE, ALEXANDRIA 22306, AN AFFORDABLE DWELLING UNIT (ADU) IN THE MOUNT VERNON DISTRICT

BE IT HEREBY RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA)

1. Shall not take any action to cure the loan default on the ADU Property; and
2. Authorizes bidding at the foreclosure sale for the purchase of the ADU Property not to exceed the amount presented by staff in Closed Session; and
3. Authorizes the Chairman, Vice Chairman, or any Assistant Secretary, to negotiate and to execute any and all documents necessary to purchase the Property and resell the Property in accordance with the foreclosure guidelines as presented by staff in Closed Session; and

4. Authorizes drawing upon Homeowner and Business Loan Programs, Fund 143, Project 013845, Moderate Income Direct Sale (MIDS) Resale Project not to exceed the amount presented by staff in Closed Session to cover acquisition and carrying costs to be repaid from the sale of the unit as a First-Time Homebuyer-Direct Sales Unit to a program qualified first-time homebuyer.

A motion was made by Commissioner Lardner, seconded by Commissioner McAloon, that the FCRHA adopt Resolution Number 18-06, as discussed in Closed Session. After discussion, a vote was taken, and the motion carried unanimously.

ADJOURNMENT

A motion was made by Commissioner McAloon, seconded by Commissioner Jasper, to adjourn the meeting at 10:30 p.m. A vote was taken and the motion carried unanimously.

(Seal)

Conrad Egan, Chair

Paula C. Sampson, Assistant Secretary